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326, 6868 Sierra Morena Boulevard SW Calgary, Alberta

MLS # A2258024



\$425,000

| Division: | Signal Hill | | | | |
|-----------|--|--------|-------------------|--|--|
| Туре: | Residential/Low Rise (2-4 stories) | | | | |
| Style: | Apartment-Single Level Unit | | | | |
| Size: | 1,014 sq.ft. | Age: | 1997 (28 yrs old) | | |
| Beds: | 2 | Baths: | 2 | | |
| Garage: | Assigned, Heated Garage, Parkade, Stall, Titled, Underground | | | | |
| Lot Size: | - | | | | |
| Lot Feat: | - | | | | |
| | | | | | |

| Heating: | Baseboard, Hot Water | Water: | - |
|-------------|----------------------------------|------------|----------|
| Floors: | Carpet, Laminate, Linoleum, Tile | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 715 |
| Basement: | - | LLD: | - |
| Exterior: | Brick, Stucco, Wood Frame | Zoning: | M-C1 d55 |
| Foundation: | - | Utilities: | - |
| | | | |

Features: Ceiling Fan(s), High Ceilings, Laminate Counters, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: All appliances "as is/where is".

Welcome to Sierras West I in Signal Hill, a highly sought-after 40+ adult community where comfort and lifestyle come together. This beautifully maintained 1,013 sq. ft. top-floor condo features knockdown vaulted ceilings, abundant natural light, and a thoughtfully designed layout with 2 bedrooms, 2 bathrooms, and a bright south-facing enclosed sunroom for year-round enjoyment. A spacious foyer with a double mirrored closet leads into the heart of the home. The kitchen offers a ceramic tile backsplash, white appliances, a pantry, and plenty of cabinetry, opening seamlessly to the dining area and a large living room with a cozy corner gas fireplace. The primary suite is generously sized with a walk-in closet, a 4-piece ensuite, and soft carpet flooring. The second bedroom with laminate flooring works well as either a guest room or home office. A laundry room with built-in shelving and a 3-piece bathroom complete the floor plan. Additional features include air conditioning in livingroom, TWO underground parking stalls, and TWO storage lockers. Condo fees conveniently cover all utilities. Sierras West I offers outstanding amenities including an indoor pool and hot tub, fitness centre, billiards, woodworking shop, party rooms, a car wash bay, and guest suites. Residents also enjoy a welcoming sense of community while staying close to everything, from Westhills Shopping Centre and Cineplex Cinemas to restaurants, parks, walking paths, and Griffith Woods Park. This is a rare opportunity to own a bright and spacious home in one of Signal Hill's most desirable communities.